



GDM 3
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 6/19/2012

FR TO: PW

JUN 21 2012

TO FROM: Kerry Brown, Coastal Team

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES
☒ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

we need to determine if these will be commercial (customer serving) facilities. Road fees may be required. Drainage plan will be required.

Date 7.3.12

Name [Signature]

Phone 5271

3
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2012

TO: Cal FireRECEIVED
JUN 25 2012

FROM: Kerry Brown, Coastal Team

BY: _____

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Sprinklers Required - Standard FSP Requirements will apply. See attached.

7/1/12
Date

Laurie
Name

543-4244
Phone

CAL FIRE

5min
LRA
moderate



CAL FIRE – SAN LUIS OBISPO FIRE SAFETY PLAN



Date: July 1, 2012

Project Numbers: DRC 2011-00100 DUBBINK	Project Location: 1161 9 th street
Project City: Los Osos	Cross Street: Santa Ysabel /South Bay Blvd
Owner Name: David Dubbink Family trust	Owner Address: SAME
City, State, Zip:	Owner Phone(s):
Agent Name: Bob Semonsen	Agent Address: 1120 4 th st
City, State, Zip: Los Osos, CA 93402	Agent Phone(s): 805-528-7289
Project Notes: MUP for addition including 964 sf studio, gallery, and 595 sf office, bedroom, gallery, and 306 sf garage APN 038-051-019	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, (805) 543-4244, extension #3429. Inspections will be completed on Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately 5 minutes from the closest Cal Fire/San Luis Obispo County Fire Station. The project is **not** located in State Responsibility Area for wildland fires. It is designated as a **Moderate** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following standards are required:	Done
<input type="checkbox"/> 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to County Planning Department approval.	
<input checked="" type="checkbox"/> A fire sprinkler system is required for this project per local Fire Code.	
<input checked="" type="checkbox"/> Fire alarm bell must be installed and working at final inspection.	
<input checked="" type="checkbox"/> Spare sprinkler heads (1 of each type) & a sprinkler wrench shall be included in red box mounted in garage or near riser.	
<input type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection	
<input type="checkbox"/> gallons of minimum water storage is required for fire protection	
**Tanks must be steel in High and Very High Fire Hazard Severity zones	
** Note: If a residential sprinkler system is installed, the water storage capacity shall be calculated by an approved Fire Protection Engineer (FPE).	
<input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required	
<input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
<input type="checkbox"/> System gravity drain required	
<input type="checkbox"/> Fire connection shall be located on the approach to the structure(s)	
<input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
<input type="checkbox"/> Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade	
<input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.	
<input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
<input type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the connection at all times	
<input type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles	
<input checked="" type="checkbox"/> A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.	
<input checked="" type="checkbox"/> Must submit a completed CDF Community Water System Verification Form	
<input checked="" type="checkbox"/> Must have two 2 1/2" outlets and one 4" outlet with National Standard threads	
<input checked="" type="checkbox"/> Must be located within 8 feet of the roadway	
<input checked="" type="checkbox"/> Place a blue dot road reflector on roadway, just off center, on the side of the hydrant	
<input checked="" type="checkbox"/> Hydrant must be located within 250 feet of the residence.	
<input checked="" type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the hydrant at all times	
<input type="checkbox"/> A 20-foot wide access road is required	

<input type="checkbox"/>	All weather surface capable of supporting 20 tons	
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road	
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface	
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer	
<input type="checkbox"/>	Road must be named & posted using the County standard signage	
<input checked="" type="checkbox"/>	Driveway must be 10 feet wide	
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons	
<input type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a nonskid surface	
<input type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer	
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway	
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)	
<input type="checkbox"/>	Bridge is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/>	Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.	
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/>	Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.	
<input checked="" type="checkbox"/>	100 feet of vegetation clearance is required for defensible space	
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures	
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
<input type="checkbox"/>	Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container	
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers	
<input type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2010 California Building Code.	
<input type="checkbox"/>	This project must meet all requirements of Chapter 7A of the 2010 California Building Code for Fire-Resistance-Rated Construction. Please contact the SLO County Planning & Building Dept. for more information at (805) 781-5600.	
<input checked="" type="checkbox"/>	Each residence requires separate address numbers, assigned by the SLO County Planning Dept. Please contact (805) 781-5157 for more information.	
<input checked="" type="checkbox"/>	Highly visible permanent address numbers shall be placed at the driveway entrance and on directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflectorized numbers are highly recommended!	
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).	
<input checked="" type="checkbox"/>	Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas.	
Comments: Must provide will serve letter from water purveyor prior to final.		

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #3429 to arrange for your final inspection. Visit our website at www.calfireslo.org for more information.

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit, it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.


Laurie Donnelly
 Fire Captain



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2012

TO: LOCAE

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00100 DUBBINK- Minor Use Permit for an addition including a 964 sf studio, gallery, and 595 sf office, bedroom, gallery and 306 sf garage. Site located off 9th Street in Los Osos. APN: 038-051-019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

We understand some issues and studies are still underway. We
would like to be informed of outcome.

7-27-12
 Date

Deborah Grisanti
 Name

534-1658
 Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 6/20/2012

FR TO: PW

JUN 21 2012

TO FROM: Kerry Brown, Coastal Team

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2011-00054 COAL 12-0038 DUBBINK- Lot line adjustment between 2 residential parcels. Site located off 9th Street in Los Osos. APN: 038-051-016 and 019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☒ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

need Title report. Lot line adjustment map does not
meet all requirements of 21.02.03 b (3). Return and
Resubmit

Date 7.3.12Name P. TomlinsonPhone 5271

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Project # SUB 2011-00054 COAL 12-0038 DUBBINK lot line adjustment between 2 residential parcels. APN 038-051-016 and 019.

Dear Kerry Brown, Coastal team,

I have reviewed the referral for the parcel map plans for the proposed Lot line adjustment between 2 residential parcels project located at 1161 9th Street in Los Osos, CA. This project is located approximately 5 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - Parcels less than 1 acres 800 feet
- The road must be 20 feet in width and an all weather surface.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- The driveway must be an all weather surface.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

- ☒ This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

- ☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at 543-4244 ext. 3429 and ask for a final inspection.

Sincerely,



Laurie Donnelly
Fire Captain

cc:

David Dubbink family Trust
Bob Semonsen





SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/20/2012

TO: WCAAC

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: SUB2011-00054 COAL 12-0038 DUBBINK- Lot line adjustment between 2 residential parcels. Site located off 9th Street in Los Osos. APN: 038-051-016 and 019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment

Date

7-27-12

Name

Deborah Grisanti

Phone

534-1658